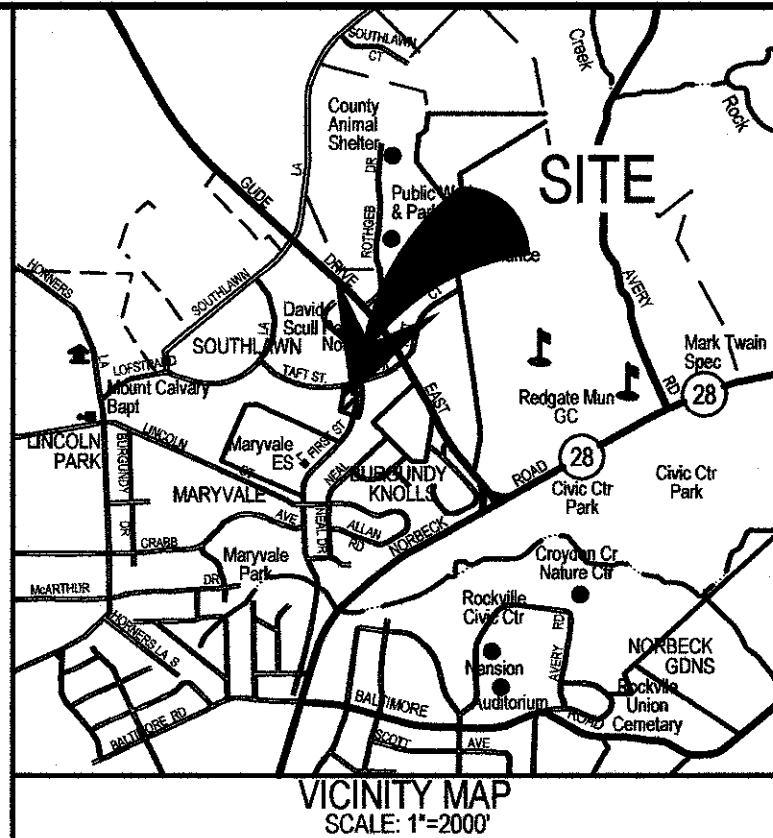


EZSTORAGE ROCKVILLE - NORTH

1175 TAFT ST.

SITE PLAN



APPLICANT
ROCKVILLE NORTH LAND, LLLP
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MD 21045

ENGINEER
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
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TELEPHONE: 301-948-2750
FAX: 301-948-9067

ARCHITECT
SIENA CORPORATION
8221 SNOWDEN RIVER PARKWAY
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TELEPHONE: 443-539-3062
FAX: 410-203-9217

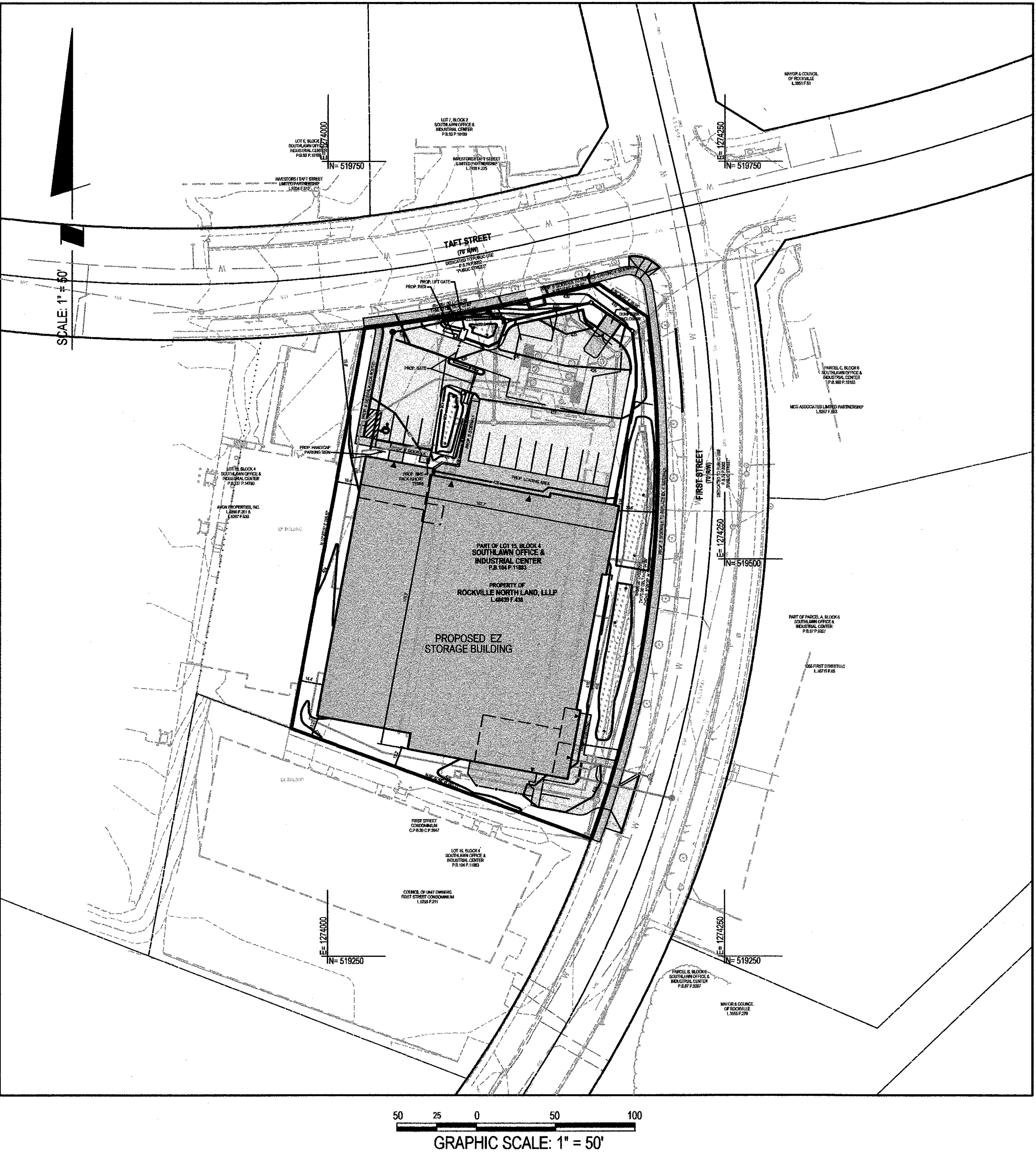
TRAFFIC ENGINEER
THE TRAFFIC GROUP
9900 FRANKLIN SQUARE DRIVE, SUITE H
BALTIMORE, MD 21236
TELEPHONE: 410-931-6600
FAX: 410-931-6601

ATTORNEY
LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE, SUITE 800
BETHESDA, MD 20814
TELEPHONE: 301-654-0504
FAX: 301-654-2801

- GENERAL NOTES**
- Topography shown on this plan is by aerial photogrammetry January 2014 and field survey by Soltesz January 22, 2014.
 - Boundary information by Soltesz, Inc.
 - The subject property is located within WSSC grid 219NW6.
 - This project lies within the City of Rockville.
 - Existing zoning is I-L (Light Industrial).
 - There are no designated historic sites associated with this property.
 - There are no known rare, threatened, or endangered species occurring on this property.
 - Existing Water & Sewer Service Categories: W-3/ S-1.
 - Grid coordinates are per Maryland State Plane Datum (NAD 83/91).
 - The property is located within the Rock Creek Watershed, Class IV waters. This area is not a special protection area.
 - No floodplain or wetlands exists on site.
 - The NRI-FSD #2014-00014 was approved on February 18, 2014.
 - The building footprints shown on the Site Plan are illustrative and will be determined during the building permit process. Please refer to the data table for the development standards such as setbacks, building restriction lines, lot coverage for each lot.
 - Retaining wall locations on plan are shown to provide horizontal and vertical elevations only. Structural design to be provided by others.

RETAINING WALL GENERAL NOTE

THE RETAINING WALL(S) AS SHOWN ON THE PLANS IS TO BE DESIGNED BY A MARYLAND PROFESSIONAL ENGINEER IN ACCORDANCE WITH LOCAL BUILDING CODES. SOIL BORINGS, AS PART OF A GEOTECHNICAL INVESTIGATION, INCLUDING A SLOPE STABILITY ANALYSIS ARE RECOMMENDED TO BE PART OF THESE SERVICES. DURING CONSTRUCTION THE ENGINEER OF RECORD FOR THE DESIGN OF THE WALL, SHOULD BE RETAINED TO MONITOR AND CERTIFY THAT THE CONSTRUCTION HAS BEEN COMPLETED PER THE DESIGN PLAN AND SPECIFICATIONS.



ezStorage Rockville - North Development Data Table		
	Required/Allowed Zoning Ordinance Development Standards for IL	Proposed
Site Area		
Gross Tract Area	N/A	1.3924 Acres (60,654 S.F.)
Existing Zone	IL (Light Industrial)	IL (Light Industrial)
Zoning Standards		
Lot Coverage (Zoning Ordinance Sec. 25.12.04)		
Max. Lot Coverage	50%	45% (27,252.1 sf.)
Min. Open Area (Zoning Ordinance Sec. 25.12.04)	10%	14.6% (8,861.2 sf.)
Setback Requirements (Zoning Ordinance Sec. 25.12.04)		
Front Yard (Taft Street)	25 ft	25 ft ²
Side Yard (First St and Lot 14)		
Side Street Abutting	10 ft	10 ft ²
Nonresidential land abutting	10 ft	10 ft ²
Residential land abutting	Building height, but not less than 30 ft	N/A
Rear Yard (Lot 16)		
Residential land abutting	Building height, but not less than 30 ft	N/A
Nonresidential land abutting	0 or at least 10 ft if provided	10 ft ²
Building Height (Zoning Ordinance Sec. 25.12.04)	40 ft Max. ³	36 ft Max. ³
Number of Stories	N/A	3 Levels up/ 1 Level down
Number of Storage Units	N/A	900
Square Footage	N/A	27,441 sf. / level (109,764 sf. total)
Office Area	N/A	1,100 sf.
Residential Live/Work Area	N/A	1500 sf. (1 unit)
Parking (Warehouse, self-storage) (Zoning Ordinance Sec. 25.16.03, Zoning Text Amendment TXT2014-00237) ¹		
Office Parking Spaces	3 spaces (3 spaces / 1,000 sf)	3
Storage Area Parking Spaces	9 spaces (1 space / 100 storage unit)	10
Employee Parking Spaces	1	1
Handicap Spaces	1	1
Residential Unit Parking Spaces	2	2
Total Automobile Parking Spaces	15	17
Bicycle spaces		
Short term spaces	1 space	1
Long term spaces	6 spaces (2 spaces / 40,000 sf)	6
Note		
#1. On February 10, 2014, the Mayor and Council adopted Ordinance No. 03-14, which amended Section 25.16.03 of the Zoning Ordinance that sets forth the auto and bicycle parking standards for the "self-storage warehouse" use. The required auto parking standard is 3 spaces per 1,000 square feet of gross floor area of office, 2 spaces for the resident manager, 1 space per employee, and 1 space per 100 storage units in a multi-story facility. The required bicycle parking standard is one short term space and 2 long term space per 40,000 square feet. Accordingly, the required number of auto parking spaces to serve the Project is 15 and the required number of bicycle parking spaces to serve the Project is one short term space and six long term spaces. The Applicant is proposing to provide 17 auto parking spaces, including 1 handicapped parking space, and one short term bicycle parking space and six long term bicycle parking spaces.		
#2. Zoning Ordinance requirement met. Actual setback distance is shown on site plan.		
#3. Zoning Ordinance Sec.25.03.03.c.3.(b)(i), building is set back more than 35' from the street line of Taft Street (front), the building height is measured from the average elevation of the finished grade along the front of the building (428.08).		

SHEET INDEX


SITE PLAN
SHEET 1 SITE PLAN COVER SHEET
SHEET 2 OVERALL SITE PLAN

LANDSCAPE PLAN
SHEET 1 LANDSCAPE & LIGHTING PLAN COVER SHEET
SHEET 2 LANDSCAPE PLAN
SHEET 3 LIGHTING PLAN
SHEET 4 LANDSCAPE NOTES & DETAILS
SHEET 5 LIGHTING NOTES & DETAILS

ARCHITECTURE

SHEET A-1 FLOOR PLANS
SHEET A-2 FLOOR PLANS
SHEET A-3 BUILDING ELEVATIONS
SHEET A-4 BUILDING ELEVATIONS
SHEET A-5 BUILDING ELEVATIONS
SHEET A-6 BUILDING ELEVATIONS




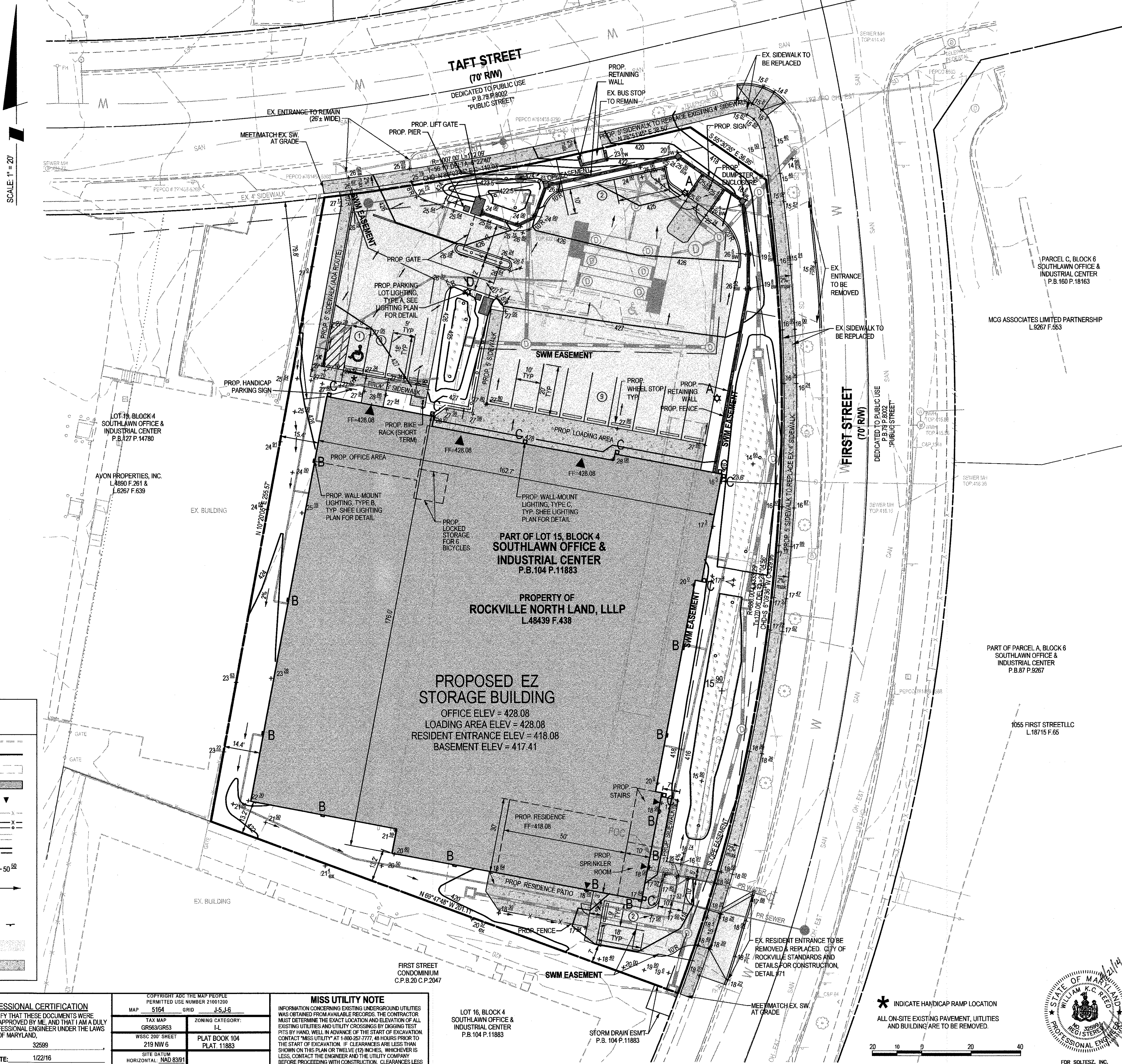


SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences
www.solteszco.com

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 32599
EXPIRATION DATE: 1/22/16

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-957-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

 ROCKVILLE	DESIGNED	EB	APPROVED	DATE	GRAD.	PAV.	SD	W	S	OTHER	DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE MARYLAND AT VINSON ROCKVILLE, MARYLAND	DATE PROJECT STARTED		AS BUILT COMPLETED	DATE	OWNER/APPLICANT: ROCKVILLE NORTH LAND, LLLP 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MARYLAND 21045 PHONE: (443) 538-3070 CONTACT: CRAIG B. PITTINGER	SITE PLAN 1175 TAFT ST. EZSTORAGE LOT 15, BLOCK 4 P.B. 104 P.11883 FOURTH (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND	NO.	REVISIONS	APPD	DATE
	TRACED	JWK										APR. 2014	SCALE	DRAWING	FILE						
	CHECKED	DF											JOB NO.	NO.							
													1577-04-00	1"=50'	OF						



RETAINING WALL & FENCE CONCEPT
NTS.

LEGEND

BOUNDARY LINES	EXISTING CURB	EXISTING CURB
EXISTING EASEMENTS	PROPOSED CURB	EXISTING BUILDINGS
PROPOSED EASEMENTS	EXISTING BUILDINGS	PROPOSED BUILDINGS
EXISTING STORM DRAIN, INLET, & MANHOLE	PROPOSED DOOR/BAY	EXISTING FENCE
PROPOSED STORM DRAIN, INLET, & MANHOLE	PROPOSED FENCE	EXISTING CONTOURS
EXISTING SEWER LINE, MANHOLE & DIRECTION	EXISTING CONTOURS	PROPOSED CONTOURS
EXISTING WATER LINE, BEND, REDUCER & CAP	EXISTING & PROPOSED SPOT ELEVATIONS	EXISTING & PROPOSED DRAINAGE FLOW
EXISTING VALVE & FIRE HYDRANT	EXISTING & PROPOSED DRAINAGE FLOW	PROPOSED HANDICAP PARKING SPACE
EXISTING UNDERGROUND TELE, ELEC, GAS, CATV	PROPOSED HANDICAP PARKING SPACE	EXISTING & PROPOSED SIGNS
EXISTING OVERHEAD TELE, ELEC, CATV	EXISTING & PROPOSED SIGNS	PROPOSED PAVEMENT
EXISTING UTILITY POLE	PROPOSED PAVEMENT	PROP. CONCRETE SIDEWALK
EXISTING STREET TREES	PROP. CONCRETE SIDEWALK	
TYPICAL SWM - ESD FACILITY		

SOLTESZ
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COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 5164 GRID J-5, J-6	
TAX MAP ORS63093	ZONING CATEGORY: LL
WSSC 200' SHEET 219 NW 6	PLAT BOOK 104 PLAT. 11883
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 29	

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LOT 16, BLOCK 4
SOUTHLAWN OFFICE &
INDUSTRIAL CENTER
P.B. 104 P. 11883

STORM DRAIN ESMT
P.B. 104 P. 11883

* INDICATE HANDICAP RAMP LOCATION
ALL ON-SITE EXISTING PAVEMENT, UTILITIES AND BUILDING ARE TO BE REMOVED.



DESIGNED	EB	APPROVED	DATE
TRACED	JWK		
CHECKED	DF		
DIRECTOR OF PUBLIC WORKS			

GRAD. _____
PAV. _____
SD _____
W _____
S _____
OTHER _____

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
MARYLAND AT VINSON ROCKVILLE, MARYLAND

DATE PROJECT STARTED _____
DATE PROJECT COMPLETED _____
DATE ACCEPTED BY CITY _____
DATE TRANS. TO FINANCE DEPT., W/R 9 FORM _____

AS BUILT COMPLETED _____ DATE _____
CHIEF INSPECTOR _____

OWNER/APPLICANT:
ROCKVILLE NORTH LAND, LLLP
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
PHONE: (410) 538-3070
CONTACT: CRAIG B. PITTINGER

SITE PLAN
1175 TAFT ST. EZ STORAGE
LOT 15, BLOCK 4
P.B. 104 P. 11883
FOURTH (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

NO.	REVISIONS	APPD	DATE
APR. 2014			
JOB NO.	SCALE	DRAWING	FILE
1577-04-00	1"=20'	NO. 2	
		OF 2	